

**RESIDENCY AGREEMENT**

**DOMINO Centrum, s. r. o.**

Novodvorská 1061/10, 142 00, Praha 4 – Lhotka

**IC/Company Registration No:** 247 70 922

**Bankers:** Komerční banka, a.s., Václavské nám. 42, Praha 1

**Account No:** 107 – 1689770287/0100

**Represented by:** JUDr. Marián Vyšňovský, Managing Director

As **PROPRIETOR**

**And**

**Mr/Ms:**.....

**Permanent Address:**.....

**Date of Birth:**....., **No of ID / Passport:**..... **Tel.:**.....

**e-mail:**.....@.....

As **RESIDENT**

Agree, according to paragraph 2326 to paragraph 2331 of Občanský zákoník No 89/2012 Coll., and subsequent regulations, to this Residency Agreement (hereafter ‘The Agreement’).

**I. Subject of Agreement**

1. The Subject of this Agreement is a contractual agreement of the residential terms and conditions provided by the Proprietor as the sole owner of the property ‘DC REZIDENCE’ (hereafter DC R), located at the following address: Novodvorská 1061/10, Praha 4 – Lhotka, and included in the Commercial Register of the Městský Soud (‘municipal court’), Prague, part C, folio 172 967.
2. The residency rules are governed by the ‘Operational Rules of property DC REZIDENCE’ and the ‘Residency rules of Halls of Residence (hereafter ‘Rules DC R’).
3. In accordance with the rules stated in Rules DC R, the Proprietor provides the Resident with residency in room: ....., floor: .....for a period from: .....to..... The validity of the Agreement can be extended by the Resident by concluding amendment (see Article IV. of the Agreement point 3) no later than three (3) months before the end of its current validity.
4. The Resident confirms that at the time of signature of the Agreement, he/she has read and understands the Rules DC R, the ‘ Directives Governing Fire Safety Rules and

Health and Safety Provisions', the 'Fire Alarm Directive' and the 'Evacuation Plan of the Building', as well as being aware agreeing to abide by the aforementioned rules.

5. The Resident is subject to his/her rights and obligations under the aforementioned rules and under this Agreement, and is aware of the results of non-compliance.

## **II. Price of Residency and Payment Terms**

1. The price for monthly residency is **7.050,- CZK**. The Resident undertakes to pay the first monthly payment in advance, and a security payment of **7.000,- CZK** before taking up the residency.
2. The Resident undertakes to pay the residency cost for the entire period contractually agreed, including the time when he/she is not physically present, unless the Agreement has been nullified or a required notice has been given.
3. The cost of residency is to be paid by the first working day of the month for which the Residency is agreed. The payment for the month during which the Resident is commencing the residency is the day of taking up the residency.
4. In case of delay in the payment for accommodation the Resident is obliged to pay a contractual penalty in the amount of 1 % of the monthly rent for each day of delay.
5. In case of payment by bank transfer the payer indicates room number as a variable symbol and name and surname of accommodate person to the note for recipient.
6. The Resident undertakes to pay all banking fees associated with payments on Proprietor's bank account or on Resident's bank account.
7. The Resident undertakes to cover all fees (including those pertaining to data changes on the part of the Proprietor), relating to his/hers country residency permit and its amendments, the country permit extension in the Czech Republic in accordance with the relevant legislation regarding the residence of foreigners in the Czech Republic.
8. The Resident undertakes to fully compensate the Proprietor at an agreed price for a two-person room, should the other co-Resident leave before the agreed date without finding a new occupant.
9. The Resident undertakes that not later than 20 days from his arrival proves to Proprietor written confirmation of study. The above-mentioned confirmation is obliged to be provided by the accommodated student for every other school year, no later than the end of September of the new school year.

## **III. Termination of Agreement**

1. The Residency concludes at the end of the agreed period, as stated in Article I. of this Agreement, by a written termination by both parties, or by the Resident or by the Proprietor, according to the Rules of DC R.
2. This Agreement can only be terminated in writing. The termination period is one month in advance and commences from the first day of the month following the receipt of the termination notice at the Proprietor's address.

## **IV. Final Articles**

1. All legal matters not covered by this Agreement are subject to the relevant provisions of Občanský zákoník No. 89/2012 Coll., and subsequent rules.
2. This Agreement is issued as three original copies, two for the Resident and one for the Proprietor.
3. All changes to this Agreement can be only be made in writing as addendums to this Agreement, numbered in sequence and signed by both parties. All written documentation is to be delivered to the addresses of the contractual parties as stated at the top part of this Agreement.
4. The Agreement comes into force upon the signatures of both parties.
5. The parties to this Agreement confirm that they have read and understood this document and have signed accordingly.

In Prague date: .....

In Prague date:.....

.....

JUDr. Marián Vyšňovský  
Managing Director

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Name and Surname of resident  
The Resident